



Meeting Summary February 10, 2016

Attendance

Panel Members: Hank Alinger, Chair
Don Taylor, Vice Chair
Bob Gorman
Sujit Mishra
Julie Wilson
Phil Engleke

DPZ Staff: Kristin O'Connor, Lisa Kenney

The Settlement at Savage Mill - #16-04 (Sketch Plan)

Owner: Savage Mill Remainder, LLC
Developer: Bozzuto Homes, Inc.
Architect: W.C. Ralston Architects, LLC
Engineer: Pennoni Associates, Inc.

1. Call to Order – DAP Chair Hank Alinger opened the meeting at 7:32 pm.

2. Review of The Settlement at Savage Mill - #16-04 - Mr. Peter Stone, Engineer with Pennoni Associates, Inc. provided an overview of the current proposal and described the changes made to the prior sketch plan submittals that DAP reviewed in 2015. Based on past comments from DAP as well as community input, Mr. Stone described the proposed architectural site changes including: more centrally located open space, a walking path around the proposed development with possible connections to the Mill in the future, and the addition of a new entrance to the park with a half-moon circle linking to trails. Mr. Stone explained that in different townhouse layouts the streets would become alleys with backs of houses facing the street. Mr. Stone explained that due to the site's spilt zoning they are limited to the location of the single-family attached buildings.

Mr. Jeremy Potter, Architect with W.C. Ralston Architects, LLC described the proposed architectural building changes including the elimination of the barn structure. The pitched roofs will remain as the project has a significant wooded buffer and the roofs will not be visible. Mr. Potter stated that flat roofs were considered, however the eaves would be very low, which in turn would increase the truss height. He further stated the intent was to tie the community together with similar roof forms.

DAP Chair Alinger directed Ms. Kristin O'Connor, Division Chief with the Department of Planning and Zoning (DPZ), to give her staff presentation on the project. Ms. O'Connor described the DAP review process for the site (due to the R-HED Zone). She further stated that there is no future Historic Preservation Commission (HPC) review scheduled at this time, but the plan will need to be reviewed by HPC prior to approval. Ms. O'Connor explained that the applicant has received community input from the November 2015 and January 2016 community meetings. Ms. O'Connor informed the Panel that they have been given the latest written testimony from the public.

DAP Vice Chair Don Taylor asked if the applicant has been before the Historic Preservation Commission. Mr. Stone stated that they have presented to HPC twice and have received advisory comments only but formal approvals are required. DAP Chair Hank Alinger stated his appreciation of the proposed changes with simplified circulation and reduced dead ends. He asked for clarification on the barn's removal and if the applicant considered roofing changes. Mr. Potter stated that the barn structure had been removed and that as previously discussed, roofing alternatives were considered but found incompatible.

The DAP Chair stated that the proposed open space was an improvement; however the sidewalk system seemed a little disjointed with stark 90 degree angles. He suggested smoothing out walkways and asked the applicant to consider a more meandering path. Mr. Alinger asked if there was a way to reshape the proposed storm water management area. Mr. Stone stated that the details have not been completed and that the storm water management area may end up being a large bioretention area instead of a pond.

The DAP discussion turned to connections. DAP members discussed the need for walkability and added that crosswalks were important with stamped concrete for texture. DAP member Bob Gorman asked if a sidewalk could be installed along the private road on the southern portion of the site. The project's Engineer agreed that there could be a sidewalk installed. A suggestion was made to spread out the duplex buildings to provide an axial connection to the south green. DAP members agreed that an opening between the duplexes would make it easier for community north-south connections.

DAP members asked about the treatment of the Washington Street Extended terminus. It was suggested that the applicant add an amenity at the end of the street that could be more than just a half moon. A suggestion was made by DAP for the applicant to consider a garden wall of some sort to provide separation. Mr. Gorman asked if the applicant had contacted the Department of Recreation and Parks about creating a softer walking experience that could flow into the park. Mr. Stone indicated that they can speak with the Park staff. DAP member Julie Wilson asked the applicant to create meandering asphalt paths to take advantage of the natural topography of the subject property. DAP member Phil Engleke stated that the community might feel better with a meandering path.

DAP member Sujit Mishra asked if the applicant was proposing just green space or some type of amenity such as a community play area with a tot lot. Mr. Stone explained that the green space would probably become more of a storm water management feature. DAP members suggested that a more passive open space would be best.

DAP Vice Chair Taylor stated that the proposed changes are much better than the original proposal with the ability to drive in and loop through the community. Mr. Gorman asked when the plan will be presented to the DAP in the future. Ms. O'Connor, from DPZ, stated that the plan would come back before DAP at the Site Development Plan phase.

The DAP discussion turned to landscaping. A DAP member asked the applicant to consider adding landscaping on the eastern edge. Concerned with the lack of detailing on the end-of-group buildings along Washington Street Extended, DAP member Wilson asked the applicant to consider extending porches or adding entrances to the sides of the buildings. DAP Vice Chair Taylor agreed and asked the applicant to consider entrances on the sides of the townhouses so they face the street. He also asked the applicant to enhance the front elevation with a roof or porch and add parapets to make them look like industrial mill houses.

DAP member Wilson asked how the brick was chosen for the project. Mr. Potter stated that they are looking for traditional brick and that the intention was not to match the mill exactly, however the plans are not that detailed at this point. DAP member Engelke questioned why the brick could not match the Mill exactly. Mr. Taylor stated that Mill brick is old and has a patina to it and would be nearly impossible to match. Mr. Engelke stated that it is important the brick be harmonious with and compliment the Mill. Ms. Wilson stated that the project is adjacent to a historic Mill and it is important to fit in with the character.

Pursuant to each motion duly made and seconded, DAP adopted the following recommendations for the project. These recommendations will be forwarded to the Director of the Department of Planning and Zoning.

DAP Vice Chair Don Taylor offered the following motion:

1. "The applicant consider repositioning the duplexes to provide pedestrian access to the open space." Seconded by DAP member Phil Engelke.

Vote: 6-0 approve.

DAP member Bob Gorman offered the following motion:

2. "The developer consider a more naturalistic path along all edges celebrating the woodland and a more inviting resource for the community." Seconded by DAP member Phil Engelke.

Vote: 6-0 approve.

DAP member Phil Engelke offered the following motion:

3. "That the materials be studied to be in harmony with existing in old Savage." Seconded by DAP member Julie Wilson.

Vote: 6-0 approve.

DAP member Julie Wilson offered the following motion:

4. "That the corner of site along Washington facades are looked at in more detail so they are more interesting." DAP Vice Chair member Don Taylor seconded.

Vote: 6-0 approve.

DAP Chair Hank Alinger offered the following motion:

5. "The applicant consider looking at doors that front the streets for the end unit townhouses on the north side." DAP Vice Chair Don Taylor seconded.

Vote: 6-0 approve.

DAP member Bob Gorman offered the following motion:

6. "That when the plans come back before the Panel, the applicant include private streetscape with sidewalks along the southern edge and rethink thoughtful open space feature on parcel E." DAP member Julie Wilson seconded.

Vote: 6-0 approve.

DAP Chair Hank Alinger offered the following motion:

7. "The applicant consider trail head terminus at Washington Street to integrate with overall system." DAP Vice Chair Don Taylor seconded.

Vote: 6-0 approve.

DAP member Julie Wilson offered the following motion:

8. "That the applicant add a sidewalk where the parallel parking is being proposed." DAP member Phil Engelke seconded.

Vote: 6-0 approve.

3. Call to Adjourn – Chair Hank Alinger adjourned the meeting at 8:46 pm.